

**ALCOA MUNICIPAL/REGIONAL
PLANNING COMMISSION MINUTES**

June 17, 2021

5:30 P.M.

The Alcoa Municipal/Regional Planning Commission met in regular session on June 17, 2021, at the Alcoa Municipal Building Council Chambers. Commissioners present were Chairman Clarence Williams, Mark Johnson, John (Rocky) Rochelle and Kathy Thompson. Jeremy Pearson and Ashley Miller were present as city staff.

APPROVAL OF MINUTES:

The minutes of the May 20, 2021, meeting were declared approved, as submitted, and requested to be filed.

REQUESTS FOR PRELIMINARY/FINAL APPROVAL:

Consideration of a request by Ron Dresen (Owner Operator, Culver's Restaurant) to plat all utility easements and site improvements as a Plat of Correction, Culver's Property, Hamilton Crossing Development, 270 Hamilton Crossing Drive (Tax ID 046K A 032.06) (Project PLT-19-043).

Staff recommended approval of the preliminary/final plat, subject to the following stipulations:

- 1) A revised plat denoting—
 - a. Rewording of title block to include "COA Project Dev-19-045" after Hamilton Crossing;
 - b. Addition of the centerline call for Hamilton Crossing Drive;
 - c. Addition of all setback lines per the Planned Commercial Unit Development District "E-1" zoning (i.e., peripheral setback, building setback, etc.);
 - d. Addition of the 10-foot parking buffer;
 - e. Addition of labels for all improvements associated with the project, including but not limited to bicycle rack location, signage, retaining wall, etc.;
 - f. Revision to plat notes as follows:
 1. Addition of "There shall be easements per utility provider's specifications for all as-built utilities, unless otherwise noted.", to Plat Note #7;
 2. Removal of Plat Note #13;
 3. Rewording of Plat Note #15 to include the book and page number of the latest instrument;
 4. Rewording of Plat Note #18 to state "The purpose of the plat is to capture the as-built conditions and easements associated with the Culver's Restaurant project in the form of a Plat of Correction.";
 - g. Addition of a plat notes stating:
 1. The zoning district;
 - h. Revision to the Certificate of Survey Accuracy to be per the Alcoa Standards for Land Subdivision;
- 2) Approval of engineering (Note that this plat is still under review for utilities);
- 3) Approval of utilities;
- 4) Execution of necessary signatures and recording of plat; and,
- 5) Meeting all other city requirements.

Commissioner Johnson made a motion to approve the preliminary and final plat, subject to staff's stipulations as presented. Commissioner Thompson seconded the motion, and it passed unanimously.

Consideration of a request by Chris Rosser (Sterling Engineering) to replat three (3) lots into one (1) lot, Jacob Redmond Properties, 153 Andy Carr Avenue (Tax ID 0471 A 033.00-035.00) (Project PLT-21-023).

Staff recommended approval of the preliminary/final plat, subject to the following stipulations:

- 1) A revised plat denoting—
 - a. Rewording of title block to include “COA Project Dev-19-045” after Hamilton Crossing;
 - b. Addition of the centerline call for Hamilton Crossing Drive;
 - c. Addition of all setback lines per the Planned Commercial Unit Development District “E-1” zoning (i.e., peripheral setback, building setback, etc.);
 - d. Addition of the 10-foot parking buffer;
 - e. Addition of labels for all improvements associated with the project, including but not limited to bicycle rack location, signage, retaining wall, etc.;
 - f. Revision to plat notes as follows:
 1. Addition of “There shall be easements per utility provider’s specifications for all as-built utilities, unless otherwise noted.”, to Plat Note #7;
 2. Removal of Plat Note #13;
 3. Rewording of Plat Note #15 to include the book and page number of the latest instrument;
 4. Rewording of Plat Note #18 to state “The purpose of the plat is to capture the as-built conditions and easements associated with the Culver’s Restaurant project in the form of a Plat of Correction.”;
 - g. Addition of a plat notes stating:
 1. The zoning district;
 - h. Revision to the Certificate of Survey Accuracy to be per the Alcoa Standards for Land Subdivision;
- 2) Approval of engineering (Note that this plat is still under review for utilities);
- 3) Approval of utilities;
- 4) Execution of necessary signatures and recording of plat; and,
- 5) Meeting all other city requirements.

Commissioner Rochelle made a motion to approve the preliminary and final plat, subject to staff’s stipulations as presented. Commissioner Johnson seconded the motion, and it passed unanimously.

REQUESTS FOR PRELIMINARY APPROVAL:

Consideration of a request by Stefan Claar (Turner Homes, LLC) to replat one (1) lot into six (6) lots, in preparation for the construction of a multi-family residential townhome development, Clover Ridge, located at 1216 Middlesettlements Road, Catherine Rosko Property (Tax ID 046 027.00) (Project PLT-21-006).

Staff recommended approval of the preliminary plat, subject to the following stipulations:

- 1) A revised plat denoting—
 - a. Addition of the right-of-way widths;
 - b. Addition of labels to the roadway network;
 - c. Revision to the lot numbers to be 1R-1 - 1R-6 (Note the individual lot numbers may be established with the final plat for a renumbering order);

- d. Revision to the access point/roadway on to Middlesettlements Road, as its centerline shall be minimum of 600-feet away from the Harvest Lane centerline (Note this is due to Middlesettlements Road being a Minor Arterial;
 - e. Addition of right-of-way area to accommodate a public turnaround at the terminus of Road D (Note all of the public turnaround shall fall within platted right-of-way);
 - f. Identification of a title block stating "Preliminary Plat for Clover Ridge Subdivision, Being a Resubdivision of Lot 1 of the Catherine Rosko Property";
 - g. Addition of the plat number for the waterline easement abandonment and Lots 1-4 of Rosko Property (Blount County Map File);
 - h. Revision of Certificate of Survey Accuracy to be per the Alcoa Standards for Land Subdivision and the surveyor's signature (Note the category IV is acceptable due to the GPS/remote sensing data collection);
 - i. Revision to plat notes as follows:
 1. Replace MFE with MFFE, revise the lot number to Lot 1R-1 and Lot 1R-4 and add feet after the elevation data in Plat Note #4 (Note verify the MFFE elevation for both lots);
 2. Replace Plat Note #6 to state the purpose of the current request;
 3. Revise Plat Note #11 to reflect the lot numbers and associated zoning being platted;
 4. Revise Plat Note # 12 to state "as shown on Plat ____" following Lots 2 and 4;
 5. Revise Plat Note # 14 to include "abandoned as shown at Plat ____";
 - j. Addition of plat note as follows:
 1. Noting the overall acreage and the acreage of the right-of-way areas;
 2. Addition of a note on the preliminary and final plats stating: "This property shall only be used for residential purposes per the action taken by the Alcoa Board of Zoning Appeals on April 12, 2021 granting the special exception residential use, with the exception of the commercial lot to be maintained at the corner of Harvest Lane and Middlesettlements Road.";
- 2) Recording of the Final Plat of the Catherine Rosko Property, which was approved by the planning commission on March 18, 2021;
 - 3) Addition of the necessary signature blocks to the final plat;
 - 4) Compliance with city's Flood Damage Prevention Ordinance, with said to be reviewed in further detail by city planning and engineering staff per full civil engineering set;
 - 5) Review and approval of the final plat by the Alcoa Municipal/Regional Planning Commission, including the homeowners' restrictive covenants and the by-laws for maintenance of common open space areas, utilities and any stormwater facilities, which shall be followed by execution of necessary signatures and their recordings (**Note that the adjoining open space and buffer lots to remain part of subdivision will need to be referenced via plat notes to be on final plat for identification of said lots as required open spaces, etc., for the subdivision**);
 - 6) Filing and approval of 2-year maintenance form of surety with city for guarantee of public street, sidewalk and utility infrastructure installations, with sidewalk surety to automatically be extended 2-years from completion of all lot development (Note that said additional sidewalk surety is intended to account for incremental construction as each lot develops/see stipulation #3);
 - 7) Approval of site plan by the Alcoa Municipal/Regional Planning Commission;

- 8) Approval of engineering;
- 9) Approval of stormwater management, and addition of associated easements (where applicable);
- 10) Approval of utilities, with all utilities to be underground (Related to lighting, note that fixtures mounted to buildings or other structures, including pole lighting applications, shall be designed and installed to project light downward);
- 11) Installation of public sidewalk along all road frontages, or appropriate equivalent, to city specifications, including the installation of pedestrian connections a minimum of five (5) feet in width;
- 12) Approval of addressing by E911;
- 13) Approval of a landscaping plan by the Alcoa Tree Board, to include maintaining and incorporating certain peripheral buffering, as well as a plan (if applicable) for tree replacement (Note that an existing tree survey/inventory shall be provided for any qualifying removal); and,
- 14) Meeting all other city requirements.

Commissioner Johnson made a motion to approve the preliminary plat, subject to staff's stipulations as presented. Commissioner Thompson seconded the motion, and it passed unanimously.

REQUESTS FOR FINAL APPROVAL:

None.

MISCELLANEOUS REQUESTS OF REQUIRED ACTIONS:

Consideration of a request by City of Alcoa to annex a portion of Tax ID 018 084.00 and a portion of Tax ID 018P A 004.00, located on Cusick Road, being part of a TDOT ROW Acquisition.

Staff advised this item is related to the Cusick Connector Road and the future phases of the Alcoa Highway Relocation project and is a "clean up" item for consistency in the city limits. Staff noted that earlier in the year, the Tennessee Department of Transportation (TDOT) took possession of portions of two parcels along Cusick Road for state right-of-way. Specifically, a portion of Tax ID 018 084.00, shown on TDOT R.O.W. Plans as Tract 155 and be north of Cusick Road, was acquired by TDOT via an order of possession on 02/8/2021. Additionally, a portion of Tax ID 018P A 004.00, shown on TDOT R.O.W. Plans as Tract 154 and being south of Cusick Road, was acquired by TDOT via an order of possession on 04/9/2021. Staff added that as this area will be state right-of-way, no zoning assignment will be necessary. Staff recommended adoption of PC Resolution 2021-28, recommending the annexation and a plan of services (Exhibit C) to the Alcoa Board of Commissioners. Commissioner Johnson made a motion to adopt PC Resolution 2021-28, with Commissioner Rochelle seconding. The motion passed unanimously.

CONCEPT PLAN APPROVAL:

Consideration of a request by Thalonius "Theo" Stone (Atwell, LLC), on behalf of TN Alcoa Mills 600, LLC, for concept plan approval of a detached, single family residential small lot development, Mills Street, Springbrook Farm (Portion of Tax ID 036 007.00) (Project DEV-21-024).

Item was deferred, as the proposal warrants further study.

OLD BUSINESS:
None.

NEW BUSINESS:

Consideration of a request by Trey McMillon (Barber McMurry Architects) for site plan approval for a dealership remodel and expansion and site modifications, Harper Jeep, located at 3033 Alcoa Highway (Tax ID 026 030.00) (Project # DEV-19-050).

Staff recommended site plan approval, including approval of the exterior building design, subject to the following:

- 1) A revised site plan denoting—
 - a. Addition of site survey, with all existing conditions shown (Note that an updated with all existing conditions shown will be needed/Note that survey provided was a boundary and topographic survey ONLY, which does not include all existing conditions captured by a licensed surveyor in the State of Tennessee/Note that the survey date also appears to be in error, with Site Demolition Note #1 having a survey date of 05/21/2021/The building was demoed prior to May of this year?) (Note that W.J. Moore and Associates performed plat survey work for recording, Bl. Co. Map File #3404B);
 - b. Addition of location map;
 - c. Expansion of title to include “AND BUILDING EXPANSIONS” for “HARPER JEEP REMODEL AND BUILDING EXPANSIONS HARPER DEALERSHIPS”;
 - d. Modification of all required parking spaces generated by building expansions to be shown as follows:
 1. Standard “typical” regular space = 9.5’ x 18’;
 2. Standard “typical” regular parallel space = 10’ x 22’;
 3. Standard “typical” ADA accessible space = 8’ x 18’ with 5’ hatched aisle;
 4. Standard “typical” ADA van accessible space = 8’ x 18’ with 8’ hatched aisle;
 - e. Addition of landscaping/open space termination island of a five (5) feet minimum width adjacent to required ADA accessible space, north on drawing, with a substantial radius permissible to maintain an adequate one-way drive adjacent to main building;
 - f. Addition of landscaping/open space termination island of a five (5) feet minimum width at front row of parking required adjacent to existing main building, and at northern termination, with tapered island at opposite end of row to also be provided to terminate adjacent stall and channel traffic within a “to be” maintained 25 feet minimum width driving aisle;
 - g. Adjustment to parking stall dimensions adjacent to boundary call N51°45’13”W, with all spaces to be 90 degree spaces at 9.5’ x 18’ and include an adjacent 25’ wide driving aisle for two-way traffic, as required, or in lieu thereof continue to be shown at a one-way width (i.e. less than 25 feet) if marked partially for one-way circulation pattern (i.e., per pavement markings such as arrows and stop bar, and to be approved also by engineering).
 - h. Adjustment of landscaping/open space termination island shown at corner pin of N51°45’13”W and S22°09’05”W boundary calls, with required parallel parking (as shown) adjacent to S22°09’05”W to be reduced from three (3) spaces to two (2)

- spaces and include a hatched termination adjoining said boundary at right-of-way access (Note that spaces are not currently compliant to count as required parks);
- i. Adjustment to parking stall dimensions adjacent to boundary call N51°43'58"W, as required and totaling nine (9), with all spaces to be 9.5' x18' and include an adjacent 25' wide driving aisle for two-way traffic;
 - j. Adjustment of security gate post/pole currently impeding full access point to and from Judson Drive, with said to be shifted outside of access;
 - k. Relocation of ground-mounted sign adjacent to Judson Drive, as said is located within public right-of-way and was not installed per the previous sign approval (Note that said shall be shown within a location for compliance with a minimum setback of 15 feet from the right-of-way/boundary line);
 - l. Addition of stop bars at intersections onto frontage road and Judson Drive, with measurement width dimensions also shown at drive widths onto frontage road and at Judson Drive (i.e., minimum widths of 25 feet);
 - m. Addition of "typical" measurements for standard spaces, with all required parking to be of a heavier line weight to distinguish required parking modifications from existing parking to remain;
 - n. Addition of all exiting ground-mounted signs, with ground-mounted sign between new showroom and frontage road, as well as adjacent to Judson Drive and within public right-of-way to be identified "Sign to be removed or relocated/Submit to City of Alcoa Planning for review and approval for relocation";
 - o. Addition of dumpster location, with dumpster pad and screening to be provided if not compliant;
 - p. Addition of "Cantilevered Covered Area" to "Concrete Pavement See 13/C201" reference;
 - q. Addition of building setback lines, minimums of 40 feet and 10 feet, to all road frontages and side boundary lines;
 - r. Revision to cover sheet "REGULATORY INFORMATION" as follows:
 1. Addition of "TOTAL REQUIRED TO BE COMPLIANT FOR SHOWROOM 5,885 SF AND SERVICE (4,735) BASIS 1 SPACE PER 250 + 4 (10,620/250 + 4) = 51" to "Building Data";
 2. Addition of former plat recording reference Bl. Co. Map File #3404B;
 - s. Revisions to "Site Layout Notes" as follows:
 1. Addition of "TOTAL REQUIRED TO BE COMPLIANT FOR SHOWROOM 5,885 SF AND SERVICE (4,735) BASIS 1 SPACE PER 250 + 4 (10,620/250 + 4) = 51" to "Parking Summary", Note #9;
 2. Addition of "Zoning classification General Business District "E" to "Setbacks", Note #10;
- 2) Revised exterior building elevations in public view from public roadways denoting—
- a. Addition of "A minimum window area of five percent (5%) has been provided on all elevations in public view from a public roadway, which include the North, South and West Elevations)" to elevation sheets;
 - b. Addition of minimum window area of five percent (5%) to "**West Elevation**" of Service Building, with exterior finishes to also conform with "Exterior Building Design" provisions of the City of Alcoa Zoning Ordinance, Chapter 2, Sub-chapter 2.21, Section 14-2.2110, General Provisions of the Zoning and Land Use Control regulations (Note

- that the Zoning Ordinance states that “exterior walls visible from a public roadway shall not be comprised of exposed metal or flat-faced concrete block. However, metal accents or broader features of the same may be considered.”);
- c. Addition of projections/recesses, 12-36 inches, to “**North Elevation**” of Service Building, with exterior finishes to conform with “Exterior Building Design” provisions of the City of Alcoa Zoning Ordinance, Chapter 2, Sub-chapter 2.21, Section 14-2.2110, General Provisions of the Zoning and Land Use Control regulations (Note that the Zoning Ordinance states that “exterior walls visible from a public roadway shall not be comprised of exposed metal or flat-faced concrete block. However, metal accents or broader features of the same may be considered.”);
 - d. Addition of minimum window area of five percent (5%) to “**South Elevation**” of Service Building, with exterior finishes to conform with “Exterior Building Design” provisions of the City of Alcoa Zoning Ordinance, Chapter 2, Sub-chapter 2.21, Section 14-2.2110, General Provisions of the Zoning and Land Use Control regulations (Note that the Zoning Ordinance states that “exterior walls visible from a public roadway shall not be comprised of exposed metal or flat-faced concrete block. However, metal accents or broader features of the same may be considered.”);
 - e. Addition of “Signage is to be submitted, reviewed and approved for separate permit by City of Alcoa Planning” to elevation sheets with label notations;
 - f. Verification parapet walls adequately screen all roof mounted equipment from public view from public roadway (Note that equipment needs to be shadowed onto the elevation drawings);
 - g. Evergreen wall screening, or other similar wall treatments, where determined to be achievable, in lieu of certain exterior wall revisions stipulated above for Service Building (Note that notations shall be added to such elevations, if applicable);
- 3) Installation of ADA accessible sidewalk along road frontages (i.e., frontage road and only portion of Judson Drive frontage, a minimum of five (5) feet in width and to city specifications, or an appropriate equivalent (i.e., payment into the city sidewalk reserve in lieu of construction thereof is recommended/If to be installed, the sidewalk shall be added to site plan drawing set) (Note that requirement only applies to project improvement areas);
 - 4) Approval of engineering, to include pavement markings/stop bars, arrows, etc., and any necessary traffic signage for circulation;
 - 5) Approval of stormwater management, if/where applicable;
 - 6) Approval of utilities, with all utilities to be underground (Related to lighting, note that fixtures mounted to buildings or other structures, including pole lighting applications, shall be designed and installed to project light downward);
 - 7) Approval of landscaping plan by Alcoa Tree Board (Note that 4.2 under “Permitting Notes” of the Landscaping Plan sheet, L101, needs to be restated as “Landscaping is grandfathered, with exception of required parking and circulation improvements for the project. Approximately 20,833.50 square feet of paved surface area is generated for required parking and adjoining drives that is to be compliant with regulations. This square footage yields a total of 11 trees required for planting. The tree requirement is met with tree plantings and tree credits”); and,
 - 8) Meeting all other city requirements, including securing necessary grading, building and signage permits.

Commissioner Rochelle made a motion to approve the site plan, including approval of the exterior building design, subject to staff's stipulations as presented. Commissioner Thompson seconded the motion, and it passed unanimously.

Consideration of a request by Chris Soro (C2RL, Inc.), on behalf of Cirrus Aircraft, for site plan approval for the construction of three (3) new hangar's, an office area, and a covered canopy, to include pavement expansions, Cirrus Aircraft, Phase 5, located at Cirrus Landing, MKAA Property (Portion of Tax ID 036 006.00) (Project # DEV-21-025). Staff recommended site plan approval, subject to the following:

- 1) A revised site plan denoting—
 - a. Addition of location map;
 - b. Stamped/sealed drawing set;
 - c. Removal of existing crosswalk on Cirrus Landing for its replacement, as shown, for connection between training center and parking lot opposite the street;
 - d. Addition of pedestrian connection, a minimum of five (5) feet in width, between H-1 and new canopy structure;
 - e. Addition of identification labeling to each hangar as H-4, H-5, and H-6 to follow previous identifications now constructed (H-1 through H-3);
 - f. Addition of "typical" parking measurements within Hanger 4 parking area, as shown within Hanger 5 parking area, with ADA specification to be provided (Note that said specification shall include signage and \$200 fine);
 - g. Addition of site data table information (i.e., zoning district Light Industrial District "F", total paved surface area for identification of tree requirement, total disturbed area, total height of buildings and canopy structure, etc.);
 - h. Addition of parking calculations, as follows:
 1. Warehousing/First 3,000 square feet at 1 per 750 = 4, plus 32,700 square feet at 1 per 3,500 = 14 Total;
 2. Office/Little to No Walk-in Trade/2,975 at 1 per 500 = 6 Total
 3. Total Combined Parking = 20 Required and 30 Provided (2 ADA Required, with 2 ADA Van Accessible Provided);
 - i. Addition of paved surface area added and tree requirement to Note #9 of "General Notes";
- 2) Approval of engineering;
- 3) Approval of stormwater management;
- 4) Approval of utilities, with all utilities to be underground (Related to lighting, note that fixtures mounted to buildings or other structures, including pole lighting applications, shall be designed and installed to project light downward);
- 5) Approval by Metropolitan Knoxville Airport Authority (MKAA);
- 6) Approval of landscaping plan by Alcoa Tree Board; and,
- 7) Meeting all other city requirements, including securing necessary grading, building and signage permits.

Commissioner Johnson made a motion to approve the site plan, subject to staff's stipulations as presented. Commissioner Rochelle seconded the motion, and it passed unanimously.

Consideration of a request by Stefan Claar (Turner Homes, LLC) for site plan approval for the construction of a multi-family residential townhome development, Clover Ridge, located at 1216 Middlesettlements Road, Catherine Rosko Property (141 attached housing sites, five (5) open space lots, a commercial outparcel, and three (3) detached housing sites) (Tax ID 046 027.00) (Project # DEV-21-006).

Staff recommended site plan approval, subject to the following:

- 1) A revised site plan denoting—
 - a. Addition of a site note stating “All residential units shall be a minimum of two stories”, to include “This property shall only be used for residential purposes per the action taken by the Alcoa Board of Zoning Appeals on April 12, 2021 granting the special exception residential use, with the exception of the commercial lot to be maintained at the corner of Harvest Lane and Middlesettlements Road.”;
 - b. Addition of Property Information/Site data table to Sheet C-3 addressing:
 1. Gross floor areas;
 2. Amount of disturbed area;
 3. Parking tabulation;
 4. Total paved parking surface area;
 - c. Addition of lot numbers/Common Area to the lots shown for overflow parking;
 - d. Revision to the parking spaces to be 9.5' wide;
 - e. Removal of the three (3) single-family lots along Linden Drive (Note the subdivision of said lots may be presented on the final plat but are not part of the townhome site plan);
 - f. Addition of MFFE's for all lots within the 100 and/or 500 year floodplains;
 - g. Revision to the access point/roadway on to Middlesettlements Road, as its centerline shall be minimum of 600-feet away from the Harvest Lane centerline (Note this is due to Middlesettlements Road being a Minor Arterial;
 - h. Addition of right-of-way area to accommodate a public turnaround at the terminus of Road D (Note all of the public turnaround shall fall within platted right-of-way);
 - i. Addition of a typical road cross-section;
 - j. Addition of a typical sidewalk cross-section, to include truncated domes;
 - k. Revision to the five (5) foot sidewalk that will connect to the future greenway trail, as staff recommends a ten (10) foot asphalt trail and further studied for its placement within a public greenway trail easement;
 - l. Addition of the following site plan notes:
 1. “The subject property is located in a Special Flood Hazard Area per FIRM (Panel #), effective date XXXXX. Additionally, note the Base Flood Elevation (BFE), being defined by city ordinance as the 500-year, and include the Minimum Finished Floor Elevations (MFFE's) for each unit”;
 2. “Due to this property being located within a Special Flood Hazard Area, all development shall comply with the City of Alcoa's Flood Damage Prevention Ordinance”;
 3. “The construction of sidewalks to city specifications shall be installed along road frontages, where applicable, or include an appropriate equivalent, at such time of development”;
- 2) Approval of exterior building design elevations by Alcoa Municipal/Regional Planning Commission;

- 3) Addition of vegetative screening within the Buffer Zone/Lot 4;
- 4) Approval of type of solid waste disposal, meeting all city specifications;
- 5) Approval of addressing by E911;
- 6) Approval of and coordination with the United States Postal Service for the consolidated main center as proposed (Note that the location shall not conflict with visibility at points of ingress/egress, with such to be outside of 25 feet visibility triangle);
- 7) Approval of utilities, with all utilities to be underground (Related to lighting, note that fixtures mounted to buildings or other structures, including pole lighting applications, shall be designed and installed to project light downward);
- 8) Installation of public sidewalk along all road frontages, or appropriate equivalent, to city specifications, including the installation of pedestrian connections a minimum of five (5) feet in width;
- 9) Recording of the Final Plat of the Catherine Rosko Property, which was approved by the planning commission on March 18, 2021;
- 10) Review and approval by Planning Staff of the full engineering plans for compliance with the city's Flood Damage Prevention Ordinance, this shall include the greenway connection and sanitary sewer extension within the floodway (Note a "No-Rise" Certification for the design engineer may be required prior to work commencing);
- 11) Approval of engineering;
- 12) Approval of stormwater management and addition of associated easements (where applicable);
- 13) Approval by Fire;
- 14) Approval of a landscaping plan by the Alcoa Tree Board, to include maintaining and incorporating certain peripheral buffering, as well as a plan (if applicable) for tree replacement (Note that an existing tree survey/inventory shall be provided for any qualifying removal);
- 15) Review and approval of the final plat by the Alcoa Municipal/Regional Planning Commission, including the homeowners' restrictive covenants and the by-laws for maintenance of common open space areas and any stormwater facilities, which shall be followed by execution of necessary signatures and their recordings; and,
- 16) Meeting all other city requirements (including securing the necessary permits for site grading and building construction, as well as plans reviews).

Commissioner Johnson made a motion to approve the site plan, subject to staff's stipulations as presented. Commissioner Thompson seconded the motion, and it passed unanimously.

Consideration of a request by Josh Biden (Johnson Architecture) to provide for an addendum to a site plan approval for an ATM building for Alcoa Tenn Federal Credit Union, Food City parking lot/Springbrook Farms Development, located at 1388 Tesla Boulevard (Tax ID 036K A 002.00) (Project # DEV-21-026).

Staff recommended approval an addendum to the site plan approval granted on July 16, 2020, to include the exterior building design, subject to the following:

- 1) A revised site plan denoting—
 - a. Identification on sheet to state "Revision by Addendum to COA Stamped Plan Drawing Set Approved, November 13, 2020" (Note that this is an option in lieu of reissuing a civil set, subject to approval by engineering);

- b. Modification to orientation of building/structure in order to remove angled placement (i.e., perpendicular to the driving aisle), allowing for right exit movements in addition to lefts (Note that users will make right movements to the nearest exit);
 - c. Addition of stop bar across exit point at intersection with driving aisle;
 - d. Addition of landscaping/open space termination islands adjacent to the entrance and exit aisle, as well as the building/structure (Note that buffers shall be a minimum of ten (10) to five (5) feet depending on visibility, etc.);
 - e. Revision to parking calculation tabulations;
 - f. Addition of two (2), two-inch (2") caliper trees;
- 2) Addition of notation to architectural sheet (A1.1) to state "All signage is to be submitted, reviewed, and approved by City of Alcoa Planning for permitting";
 - 3) Approval of engineering;
 - 4) Approval of stormwater management;
 - 5) Approval of utilities, with all utilities to be underground (Related to lighting, note that fixtures mounted to buildings or other structures, including pole lighting applications, shall be designed and installed to project light downward);
 - 6) Approval of landscaping plan supplement by Alcoa Tree Board to provide for minimum requirement for the planting of two (2), two-inch (2") caliper trees; and,
 - 7) Meeting all other city requirements, including securing building and signage permits.

Commissioner Rochelle made a motion to approve the site plan, as an addendum to the site plan approval granted on July 16, 2020, to include the exterior building design, subject to staff's stipulations as presented. Commissioner Thompson seconded the motion, and it passed unanimously.

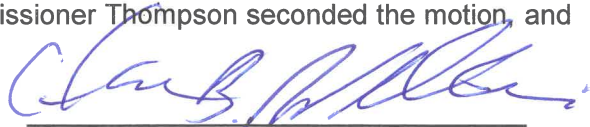
OTHER BUSINESS:

None.

ADJOURNMENT:

There being no further business to come before the commission, Commissioner Rochelle made a motion to adjourn the meeting. Commissioner Thompson seconded the motion, and the meeting was adjourned at 6:28 p.m.


Secretary


Chairperson, Alcoa Regional/Municipal
Planning Commission